

Dane County Rezone Petition

Application Date	Petition Number
06/18/2025	DCPREZ-2025-12190
Public Hearing Date	
08/26/2025	

OWNER INFORMATION		AGENT INFORMATION	
OWNER NAME MUDDY BEAVER ENTERPRISES LLC	PHONE (with Area Code) (608) 235-9153	AGENT NAME SNYDER AND ASSOCIATES	PHONE (with Area Code) (608) 838-0444
BILLING ADDRESS (Number & Street) N180 COUNTY HIGHWAY A		ADDRESS (Number & Street) 5010 VOGES ROAD	
(City, State, Zip) COLUMBUS, WI 53925		(City, State, Zip) Madison, WI 53718	
E-MAIL ADDRESS beaverdiva75@gmail.com		E-MAIL ADDRESS agross@snyder-associates.com	

ADDRESS/LOCATION 1		ADDRESS/LOCATION 2		ADDRESS/LOCATION 3	
ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE		ADDRESS OR LOCATION OF REZONE	
7188 State Highway 89					
TOWNSHIP YORK	SECTION 13	TOWNSHIP	SECTION	TOWNSHIP	SECTION
PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED		PARCEL NUMBERS INVOLVED	
0912-134-8600-4		0912-133-8000-1		0912-131-9100-0	

REASON FOR REZONE

SEPARATING EXISTING RESIDENCE FROM FARMLAND





FROM DISTRICT:	TO DISTRICT:	ACRES
FP-35 Farmland Preservation District	RR-2 Rural Residential District	2.1 3.1

C.S.M REQUIRED? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Applicant Initials _____	PLAT REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	DEED RESTRICTION REQUIRED? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Applicant Initials _____	INSPECTOR'S INITIALS RWL1	SIGNATURE:(Owner or Agent) PRINT NAME: DATE:
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COMMENTS: 1. THE TOWN MAY WANT TO CONSIDER VACATING RAITH LANE AS PART OF THIS PETITION.
2. THE LOCATION OF THE SEPTIC SYSTEM SHALL BE SHOWN ON CERTIFIED SURVEY MAP. THE SEPTIC SYSTEM SHALL BE CONTAINED WITHIN THE LOT BOUNDARY.






Rezone 12190
MUDDY BEAVER ENTERPRISES LLC

-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  Wetland Class Areas
-  1% Annual Chance Flood Hazard



Rezone 12190
MUDDY BEAVER ENTERPRISES LLC

-  Proposed Zoning Boundary
-  Tax Parcel Boundary
-  Wetland Class Areas





Dane County
Department of Planning and Development
Zoning Division
Room 116, City-County Building
210 Martin Luther King Jr. Blvd.
Madison, Wisconsin 53703
(608) 266-4266

Application Fees	
General:	\$395
Farmland Preservation:	\$495
Commercial:	\$545
• PERMIT FEES DOUBLE FOR VIOLATIONS.	
• ADDITIONAL FEES MAY APPLY. CONTACT DANE COUNTY ZONING AT 608-266-4266 FOR MORE INFORMATION.	

REZONE APPLICATION

APPLICANT INFORMATION

Property Owner Name:	Muddy Beaver Enterprises LLC	Agent Name:	Jason and Paula Gross
Address (Number & Street):	7188 State Highway 89	Address (Number & Street):	N180 County Highway A
Address (City, State, Zip):	Waterloo WI, 53594	Address (City, State, Zip):	Columbus, WI 53925
Email Address:		Email Address:	beaverdiva75@gmail.com
Phone#:	608-235-9153	Phone#:	

PROPERTY INFORMATION

Township:	York, T9N, R12E	Parcel Number(s):	0912-134-8600-4, 0912-133-8000-1, 0912-131-9100-0
Section:	Section 13	Property Address or Location:	7188 State Highway 89, Waterloo WI, 53594

REZONE DESCRIPTION

Reason for the request. In the space below, please provide a brief but detailed explanation of the rezoning request. Include both current and proposed land uses, number of parcels or lots to be created, and any other relevant information. For more significant development proposals, attach additional pages as needed.	Is this application being submitted to correct a violation? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Owner is looking to sell off the existing home and buildings, but retaining the agriculture lands.

Existing Zoning District(s)	Proposed Zoning District(s)	Acres
FP-35	RR-2	2.09 2.10

Applications will not be accepted until the applicant has contacted the town and consulted with department staff to determine that all necessary information has been provided. Only complete applications will be accepted. All information from the checklist below must be included. Note that additional application submittal requirements apply for commercial development proposals, or as may be required by the Zoning Administrator.

<input checked="" type="checkbox"/> Scaled drawing of proposed property boundaries	<input checked="" type="checkbox"/> Legal description of zoning boundaries	<input type="checkbox"/> Information for commercial development (if applicable)	<input checked="" type="checkbox"/> Pre-application consultation with town and department staff	<input checked="" type="checkbox"/> Application fee (non-refundable), payable to the Dane County Treasurer
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I certify by my signature that all information provided with this application is true and correct to the best of my knowledge and understand that submittal of false or incorrect information may be grounds for denial. Permission is hereby granted for Department staff to access the property if necessary to collect information as part of the review of this application. Any agent signing below verifies that he/she has the consent of the owner to file the application.

Owner/Agent Signature Paula Gross

Date 6-18-25

CERTIFIED SURVEY MAP No.

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 13, TOWNSHIP 9 NORTH, RANGE 12 EAST, TOWN OF YORK, DANE COUNTY, WISCONSIN.

SEE REVISED

CENTER OF SECTION 13, T9N, R12E,
FOUND 1-1/4" IRON PIPE, WISCONSIN
COUNTY COORDINATE SYSTEM
(COLUMBIA) MEASURED COORDS.
N: 546,341.35 (546,341.04)
E: 918,519.74 (918,519.82)

LANDS

LANDS

LANDS

LANDS

LANDS



BEARINGS ARE BASED ON THE
WISCONSIN COUNTY COORDINATE
SYSTEM, COLUMBIA COUNTY WISCONSIN
NAD83 (2011), THE EAST LINE OF THE
SOUTHWEST QUARTER OF SECTION
13-09-12, MEASURED AS BEARING
N00°25'32"E



LEGEND

- 3/4" SOLID IRON REBAR FOUND
- 3/4" SOLID IRON REBAR SET
- () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE
NEAREST HUNDREDTH OF A FOOT

NOTES:

- This survey was prepared without benefit of a title report for the subject tract or adjoiners and is therefore subject to any easements, agreements, restrictions and statement of facts revealed by examination of such documents.
- Date of the fieldwork: May 5, 2025

C.S.M. NO. _____

DOC. NO. _____

VOL. _____ PAGE _____



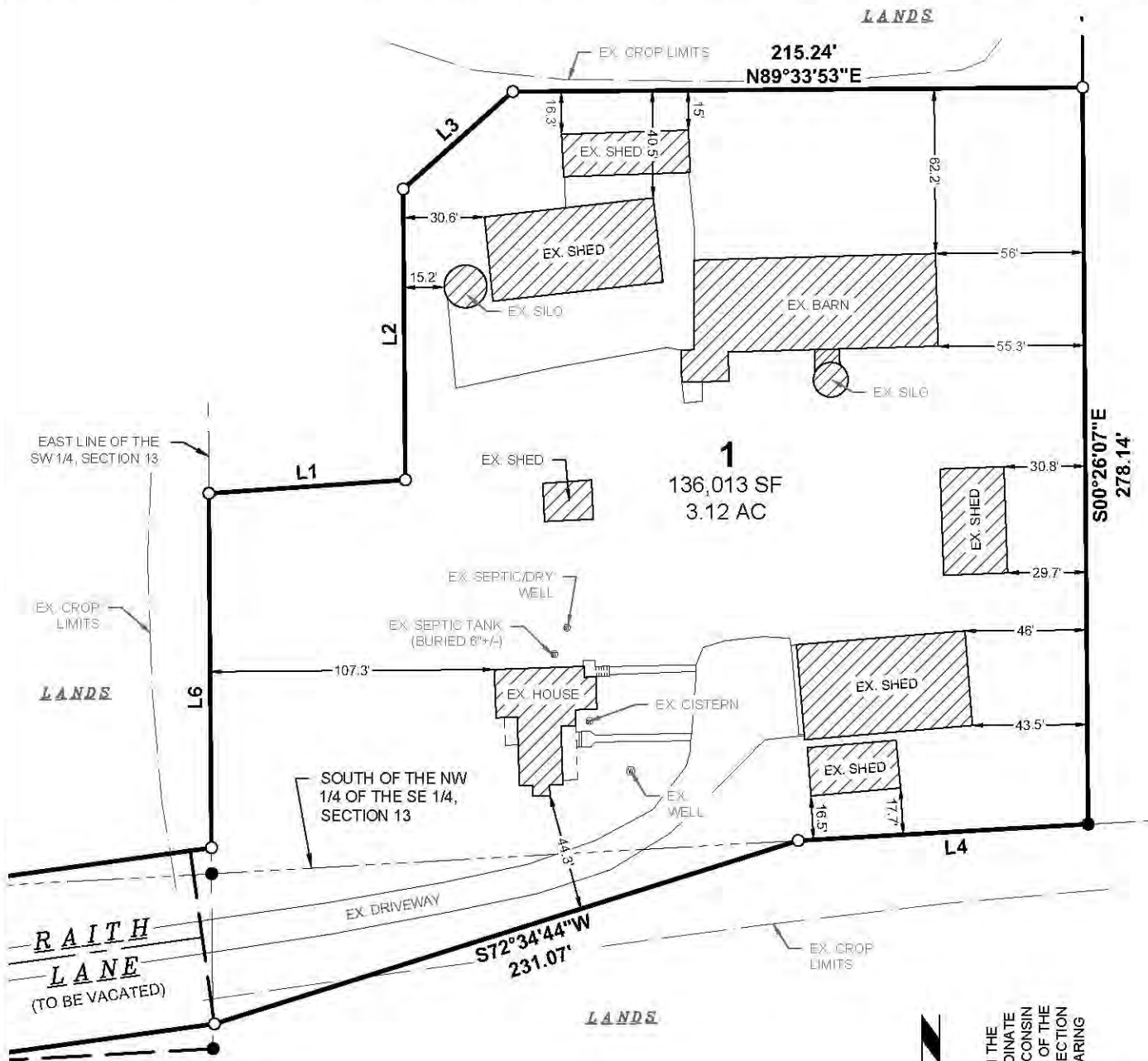
SURVEYED FOR:
Muddy Beaver Enterprise, LLC
N180 Hwy A
Columbus, WI 53925

SURVEYED BY:
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 125.0581.30
DATE: 06-18-25
REVISIONS:
REV1
REV2
REV3

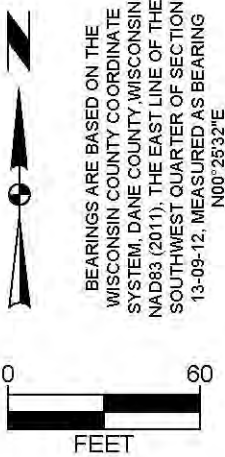
CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER
AND PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST
QUARTER, ALL IN SECTION 13, TOWNSHIP 9 NORTH, RANGE 12 EAST, TOWN OF YORK, DANE COUNTY, WISCONSIN.



EXISTING BUILDING DETAILS

LINE TABLE		
LINE #	BEARING	DIST. (FT)
L1	N86°04'17"E	74.39'
L2	N00°25'32"W	109.74'
L3	N48°16'13"E	55.31'
L4	S86°45'38"W	109.70'
L5	N26°25'48"W	69.61'
L6	N00°25'32"W	133.75'



LEGEND

- 3/4" SOLID IRON REBAR FOUND
 - 3/4" X 18" IRON REBAR SET, Wt., 1.50 LBS / FT
 - () INDICATES RECORDED AS
- DISTANCES ARE MEASURED TO THE NEAREST HUNDREDTH OF A FOOT

- NOTES:
- This survey was prepared without benefit of a title report for the subject tract or adjoiners and is therefore subject to any easements, agreements, restrictions and statement of facts revealed by examination of such documents.
 - Date of the fieldwork: May 5, 2025

C.S.M. NO. _____
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5010 Voges Road
Madison, WI 53718
(608) 838-0444
www.snyder-associates.com

FN: 125.0581.30
DATE: 07-07-25
REVISIONS:
REV1: 08-05-25
REV2
REV3

CERTIFIED SURVEY MAP No. _____

PART OF THE NORTHEAST QUARTER AND PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND PART OF THE NORTHWEST QUARTER AND PART OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER, ALL IN SECTION 13, TOWNSHIP 9 NORTH, RANGE 12 EAST, TOWN OF YORK, DANE COUNTY, WISCONSIN.

SURVEYOR'S CERTIFICATE

I, Adam R. Gross, Professional Land Surveyor, hereby certify that in full compliance with the provisions of Chapter 236.34 of the Wisconsin Statutes, Chapter A-E7 of the WI Admin. Code and the subdivision regulations of Dane County and under the direction of Muddy Beaver Enterprises, LLC, owner of said land, I have surveyed, divided and mapped this Certified Survey Map; that such Certified Survey Map correctly represents all exterior boundaries and the subdivision of the land surveyed; and that this land is more fully described as follows:

Part of the Northeast Quarter and part of the Southeast Quarter of the Southwest Quarter and part of the Northwest Quarter and part of the Southwest Quarter of the Southeast Quarter, all in Section 13, Township 9 North, Range 12 East, in the Town of York, Dane County, Wisconsin; more fully described as follows:

Commencing at the South Quarter corner of said Section 13; thence N00°25'32"W along the easterly line of the Southwest Quarter of said Section 13, 1264.43' to the point of beginning, point also being on the southerly right-of-way line of Raith Lane; thence S82°06'29"W, 692.79' to the easterly right-of-way line of State Trunk Highway 89 (S.T.H. 89); thence N26°25'48"W along said S.T.H. 89, 69.61' to the northerly right-of-way line of Raith Lane; thence N82°06'29"E, 723.57' to the East line of the southwest quarter of said Section 13; thence along said East line, N00°25'32"W, 133.75'; thence N86°04'17"E, 74.39'; thence N00°25'32"W, 109.74'; thence N48°16'13"E, 55.31'; thence N89°33'53"E, 215.24'; thence S00°26'07"E, 278.14' to the south line of the Northwest Quarter of the Southeast Quarter of said Section 13; thence 86°45'38"W along said south line, 109.70'; thence S72°34'44"W, 231.07'; thence S82°06'29"W, 0.54' to the point of beginning. This description contains approximately 136,013 square feet or 3.12 acres.

Dated this _____ day of _____, 2025.

Signed: _____
Adam R. Gross, P.L.S. No. 3017
Snyder & Associates, Inc.
5010 Voges Road
Madison, WI 53718
608-838-0444
agross@snyder-associates.com

TOWN OF YORK APPROVAL CERTIFICATE:

Resolved that this Certified Survey Map is hereby acknowledged and approved by the Town of York on this _____ day of _____, 2025.

By: _____ Date: _____
Linda Henning, Town Clerk/Treasurer

DANE COUNTY APPROVAL CERTIFICATE:

Approved for recording by the Dane County Zoning and Land Regulation Committee on this _____ day of _____, 2025.

By: _____ Date: _____
Authorized Representative

REGISTER OF DEEDS CERTIFICATE

Received for recording this _____ day of _____, 2025, at _____ o'clock ____m. and recorded in Volume _____ of Certified Survey Maps on pages _____, as Doc. No. _____.

Kristi Chlebowski, Dane County Register of Deeds

SEE REVISED

June 18, 2025
FN: 125.0581.30

LEGAL DESCRIPTION
(RR-2 Rural Residential (Proposed Lot 1))

Part of the Northeast Quarter and part of the Southeast Quarter of the Southwest Quarter and part of the Northwest Quarter of the Southeast Quarter, all in Section 13, Township 9 North, Range 12 East, in the Town of York, Dane County, Wisconsin; more fully described as follows:

Commencing at the South Quarter corner of said Section 13; thence N00°25'32"W along the easterly line of the Southwest Quarter of said Section 13, 1280.73' to the point of beginning; thence S76°31'50"W, 1.58' to the easterly right-of-way line of Raith Lane; thence N07°53'31"W along the easterly right-of-way line of Raith Lane, 50.00' to the northerly right-of-way line of said Raith Lane; thence along said northerly right-of-way line, S82°06'29"W, 16.00'; thence N09°28'49"E, 138.95' to the easterly line of said Southwest Quarter; thence N86°04'17"E, 74.39'; thence N00°25'32"W, 109.74'; thence N48°16'13"E, 69.71'; thence N89°33'53"E, 204.41'; thence S00°26'07"E, 287.65' to the south line of the Northwest Quarter of the Southeast Quarter of said Section 13; thence along said south line, S86°45'38"W, 109.70'; thence S76°31'50"W, 228.96' to the point of beginning. This description contains approximately 91,294 square feet or 2.10 acres.

FP-35 to RR-2 Rural Residential

Part of the Northeast Quarter and part of the Southeast Quarter of the Southwest Quarter and part of the Northwest Quarter and part of the Southwest Quarter of the Southeast Quarter, all in Section 13, Township 9 North, Range 12 East, in the Town of York, Dane County, Wisconsin; more fully described as follows:

Commencing at the South Quarter corner of said Section 13; thence $N00^{\circ}25'32''W$ along the easterly line of the Southwest Quarter of said Section 13, 1264.43' to the point of beginning, point also being on the southerly right-of-way line of Raith Lane; thence $S82^{\circ}06'29''W$, 692.79' to the easterly right-of-way line of State Trunk Highway 89 (S.T.H. 89); thence $N26^{\circ}25'48''W$ along said S.T.H. 89, 69.61' to the northerly right-of-way line of Raith Lane; thence $N82^{\circ}06'29''E$, 723.57' to the East line of the southwest quarter of said Section 13; thence along said East line, $N00^{\circ}25'32''W$, 133.75'; thence $N86^{\circ}04'17''E$, 74.39'; thence $N00^{\circ}25'32''W$, 109.74'; thence $N48^{\circ}16'13''E$, 55.31'; thence $N89^{\circ}33'53''E$, 215.24'; thence $S00^{\circ}26'07''E$, 278.14' to the south line of the Northwest Quarter of the Southeast Quarter of said Section 13; thence $86^{\circ}45'38''W$ along said south line, 109.70'; thence $S72^{\circ}34'44''W$, 231.07'; thence $S82^{\circ}06'29''W$, 0.54' to the point of beginning. This description contains approximately 136,013 square feet or 3.12 acres.